

When recorded return to:

Mount Vernon School District
124 E Lawrence St
Mount Vernon, WA 98273



200912180062
Skagit County Auditor

12/18/2009 Page 1 of 5 1:34PM

Filed for Record at Request of
Barlow Escrow, Inc.
Escrow Number: 09100346

CHICAGO TITLE CO. Special Warranty Deed
620004123

THE GRANTOR FRONTIER BANK, A WASHINGTON BANKING CORPORATION

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration,
in hand paid, conveys and warrants to Mount Vernon School District, a Washington Corporation
the following described real estate, situated in the

County of Skagit, State of WA

Abbreviated Legal:
Tract Y, ROSEWOOD P.U.D. PH 1

Tax Parcel Number(s): P116506, 4745-000-999-0400

Detailed Legal:
Tract Y, ROSEWOOD P.U.D. PHASE 1, as recorded February 14, 2000, under Auditor's File No.
200002140086, records of Skagit County, Washington.
Situated in Skagit County, Washington.

SUBJECT TO: See the EXHIBIT "A" attached hereto for easements, restrictions, reservations,
covenants, conditions, assessments, and/or other matters of record.

ALSO SUBJECT TO: Matters contained in the EXHIBIT "B" attached hereto regarding the 'right to
farm' disclosure.

PROPERTY IS SOLD "AS IS", "WHERE IS" WITH ALL FAULTS X _____ X (A)

The Grantor for themselves and for all successors in interest do by these presents expressly limit the
covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or
other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim
by, through or under said Grantor and not otherwise, will forever warrant and defend the said
described real estate.

Dated December 4, 2009

Frontier Bank

By: Cynthia Weaver, Vice President

3882
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 18 2009
Amount Paid \$ 2497.00
By TF Skagit Co. Treasurer Deputy

STATE OF WASHINGTON, } ss.

ACKNOWLEDGMENT - Representative Capacity

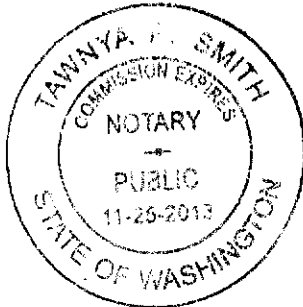
County of SNOHOMISH }

I certify that I know or have satisfactory evidence that CYNTHIA WEAVER
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT,
MANAGER OF OPERATIONS OPERO of
FRONTIER BANK

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.

~~NOVEMBER~~ DECEMBER 4 2009



Tawnya Smith
Notary Public in and for the State of Washington,
residing at MARYSVILLE
My appointment expires 11-25-13



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ALSO SUBJECT TO: Matters contained in the EXHIBIT "B" attached hereto regarding the 'right to farm' disclosure.

PROPERTY IS SOLD "AS IS", "WHERE IS" WITH ALL FAULTS X as X _____

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Dated December 4, 2009

Frontier Bank

By: Cynthia Weaver, Vice President



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Exhibit "A"

Subject to:

Private drainage easement as contained on the face of said plat.

Easements as contained on the face of said plat.

Notes as contained on the face of said plat.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: May 29, 2002

Auditor's No(s): 200205290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: February 22, 2006

Auditor's No(s): 200602220048, records of Skagit County, Washington

Agreement, including the terms and conditions thereof, entered into;

By: Self Help Housing

And Between: City of Mount Vernon

Recorded: February 14, 2000

Auditor's No.: 200002140087, records of Skagit County, Washington

Providing: Construction Agreement

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement delineated on the face of said plat;

For: Utilities

Affects: Portion of said premises adjacent to street

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: Puget Mill Company, a corporation

Recorded: December 18, 1926

Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington

Liability to future assessments, if any, levied by City of Mount Vernon.



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Skagit County Auditor

E X H I B I T "B"

Form 22P
Skagit Right to Farm Disclosure
Rev. 10/98
Page 1 of 1

©Copyright 1998
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: Mount Vernon School District

Seller: Frontier Bank

Property: 3109 Rosswood St. Mount Vernon, WA 98273

Legal Description of Property:

See Attached Exhibit A

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the Property.

Cave Brown 9-10-09
Buyer Date

April [Signature] 9/14/09
Seller Date

Buyer Date

Seller Date



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